

GENERAL NOTES

1. OWNER/DEVELOPER: FAIRMOUNT UNIVERSITY REALTY TRUST, LLC
C/O JAMES SHELLEY
2618 N. MORELAND
CLEVELAND, OH 44120
216-514-8700

2. PLAN PREPARED BY: ANDERSON & ASSOCIATES, INC.
C/O TREVOR KIMZEY, PE
100 ARDMORE ST.
BLACKSBURG, VA 24026
540-552-5592

3. PROPERTY INFORMATION:
PROPERTY ADDRESS: SOUTH MAIN STREET
BLACKSBURG, VA

287-A-35
N/F
Llamos, LLC
Inst. No.: 2004000786
(Zoned "GC-General
Commercial")

287-A-28
N/F
Llamos, LLC
Inst. No.: 2005015786
(Zoned "GC-General
Commercial")

317-A 7
N/F
Llamos, LLC
Inst. No.: 2004000787
(Zoned "GC-General
Commercial")

287-A-36
N/F
Llamos, LLC
Inst. No.: 2005015786
(Zoned "GC-General
Commercial")

287-A-33
N/F
Llamos, LLC
Inst. No.: 2004000786
(Zoned "GC-General
Commercial")

287-A-27A
N/F
Llamos, LLC
Inst. No.: 2004000790
P.B. 446 Pg. 836
(Zoned "GC-General
Commercial")

287-A-27
N/F
Llamos, LLC
Inst. No.: 2005015786
(Zoned "GC-General
Commercial")

287-A-35
N/F
Llamos, LLC
Inst. No.: 2004000786
(Zoned "GC-General
Commercial")

287-A-41A
N/F
Llamos, LLC
Inst. No.: 2004007807
P.B. 17 Pg. 125
(Zoned "GC-General
Commercial")

287-A-34
N/F
Llamos, LLC
Inst. No.: 2005015786
(Zoned "GC-General
Commercial")

287-A-31
N/F
Llamos, LLC
Inst. No.: 2005013283
(Zoned "GC-General
Commercial")
- CURRENT USE: COMMERCIAL/UNDEVELOPED
PROPOSED USE: COMMERCIAL

4. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S OFFICIALS PRIOR TO BEGINNING CONSTRUCTION.

5. COORDINATE CONSTRUCTION WITH THE OWNER TO ENSURE THAT PEDESTRIAN ROUTES (INCLUDING HANDICAP ACCESSIBLE ROUTES) ARE MAINTAINED THROUGH/AROUND THE PROJECT AREA DURING CONSTRUCTION. MINIMIZE DISRUPTION OF PEDESTRIAN ROUTES AND COORDINATE ANY NECESSARY DISRUPTION WITH THE OWNER.

6. CONSTRUCTION TRAILER, PARKING, AND STAGING AREAS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.

7. MAINTAIN EMERGENCY SERVICE AND DELIVERY VEHICLE ACCESS TO THE SURROUNDING AREA AND COORDINATE THIS WITH THE OWNER.

8. BY THE END OF CONSTRUCTION, PROVIDE LEGIBLE, SURVEYED MARK-UPS OF AS-BUILT SITE CONSTRUCTION ITEMS ON SITE PLANS TO THE ENGINEER FOR PREPARATION OF SITE RECORD DRAWINGS.

9. A DIGITAL COPY OF THE SITE PLAN SHALL BE MADE AVAILABLE TO THE CONTRACTOR FOR STAKE OUT OF SITE IMPROVEMENTS AND FOR CONTROL PURPOSES.

10. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO THE STARTING CONSTRUCTION.

11. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON AVAILABLE ABOVEGROUND STRUCTURES (VALVES, MANHOLES, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS FAILURE TO LOCATE AND PRESERVE THESE UTILITIES IF DURING CONSTRUCTION THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS. HE SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE UTILITY AND ASSURE THE CONTINUANCE OF SERVICE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE ANY CONSTRUCTION BEGINS.

13. CONTRACTOR SHALL NOTIFY MISS UTILITY, 1-800-552-7001, 72 HOURS PRIOR TO ANY EXCAVATION.

14. UNDER NO CIRCUMSTANCES SHALL UTILITY SERVICE BE INTERRUPTED WITHOUT PRIOR AUTHORIZATION FROM AND COORDINATION WITH THE UTILITY OWNER.

15. CONSTRUCTION MAY NOT BEGIN UNTIL ALL PLAN APPROVALS FROM THE TOWN OF BLACKSBURG AND VDOT HAVE BEEN RECEIVED.

16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF BLACKSBURG AND VDOT STANDARDS AND SPECIFICATIONS.

17. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVES, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER HIS DISCOVERY OF SUCH INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH § 59.1-406, ET SEQ., OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).

19. THE CONTRACTOR SHALL MEET COMPLIANCE REQUIREMENTS WITH THE MOST RECENT OSHA TRENCING STANDARDS.

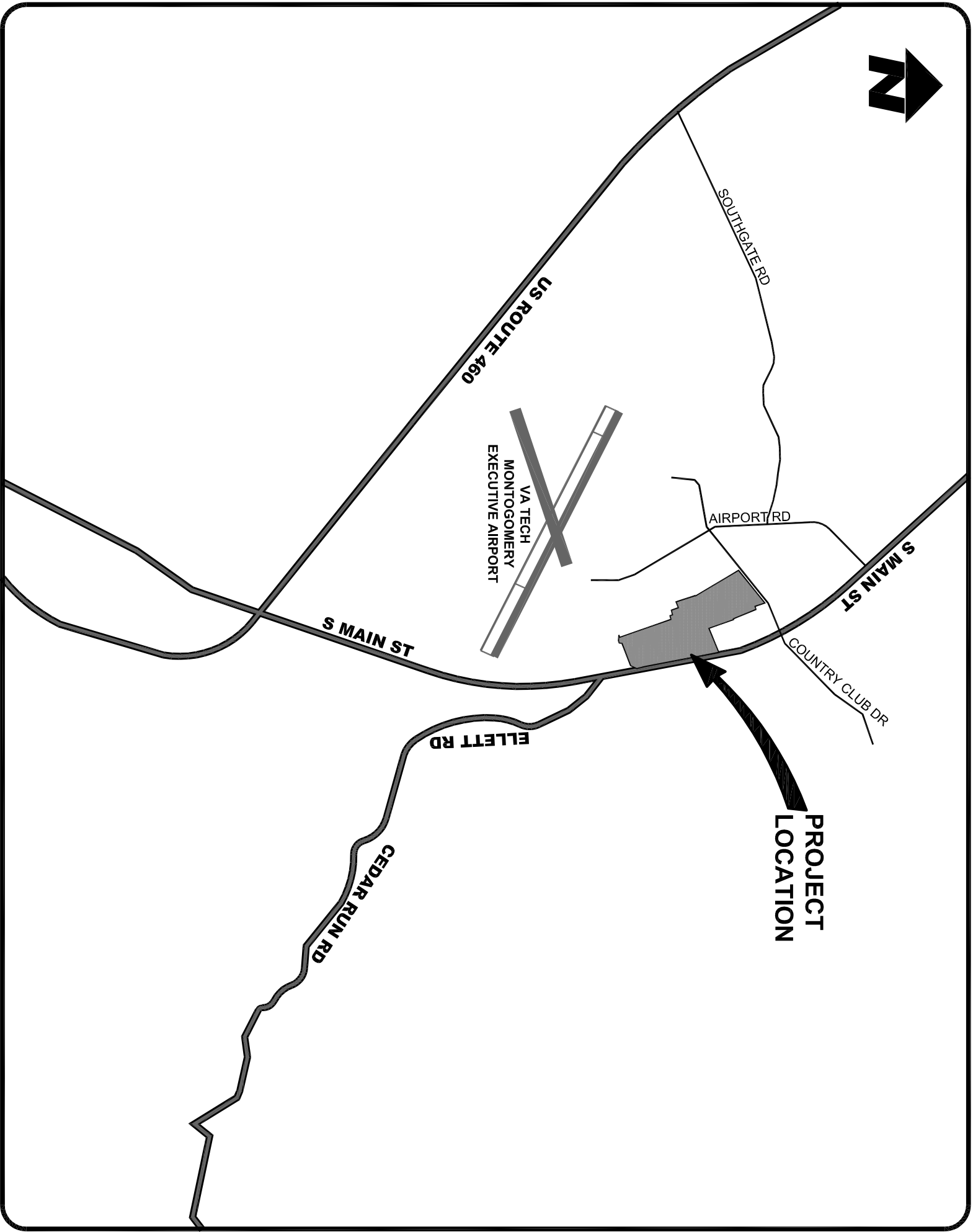
20. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).

21. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES ON SITE MARKING PLACE OF HUMAN BURIAL.

22. LIGHT SOURCES SHALL NOT CAST GLARE UPON ADJACENT PROPERTY OR UPON A PUBLIC RIGHT-OF-WAY. THE INTENSITY AT ADJOINING STREETS SHALL NOT EXCEED 0.5 FOOT CANDLES, AND THE INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.1 FOOT CANDLES.

FIRST & MAIN
BLACKSBURG

PHASE 1
BLACKSBURG, VIRGINIA



ABBREVIATIONS

ARCH	ARCHITECT OR ARCHITECTURAL
BLDG	BUILDING
BR	BRIDGE
BM	BENCHMARK
CCP	CAST IN PLACE CONCRETE
CO	CLEAN OUT
CWP	CORRUGATED METAL PIPE
CGP	CORRUGATED PLASTIC PIPE
CG	CURB AND GUTTER
DIA	DIAMETER
DI	DROP INLET
DS	DOWNSPOUT
DS	DOWNSPOUT
ELV	ELEVATION
EOP	EDGE OF PAVEMENT
EX OR EXIST	EXISTING
FF	FINISHED FLOOR
INV	INVERT
MH	MANHOLE
MON	MONUMENT
NIC	NOT IN CONTRACT
OH OR OH	OVERHEAD
PMT	PAVEMENT
PL	PROPOSED
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SS OR SSW	SAINTMARY SEWER
ST	STORM
TYPED	TELEPHONE PEDESTAL
TOP	TOP OF CURB
UD OR UG	UNDERGROUND
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
WESCH	WATER

CERTIFIED RESPONSIBLE LAND DISTURBER FOR THE PURPOSES OF PLAN APPROVAL. TREVOR M. KIMZEY, PE OF ANDERSON & ASSOCIATES, INC. WILL BE THE RESPONSIBLE LAND DISTURBER UPON AWARD OF THE CONTRACT. THE CONTRACTOR SHALL DESIGNATE A PERSON WHO IS CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR) AS A RESPONSIBLE LAND DISTURBER. THE TOWN OF BLACKSBURG AND ANDERSON & ASSOCIATES, INC. SHALL BE NOTIFIED IN WRITING TO TRANSFER THE RESPONSIBLE LAND DISTURBER.
OWNER/DEVELOPER

TOWN PLANNER	DATE
TOWN ENGINEER	DATE
OWNER/DEVELOPER'S STATEMENT	
THIS IS TO CERTIFY THAT THE HEREON SHOWN SITE DEVELOPMENT PLAN HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS /DEVELOPERS AND THAT ALL IMPROVEMENTS WILL BE CONSTRUCTED AS SHOWN.	
NAME	SIGNATURE
DATE	

Sheet Index

Sheet Number	Sheet Title
C0.01	TITLE SHEET
C0.02	GENERAL NOTES
C0.03	PARKING ANALYSIS PLAN
C0.04	DEMOLITION PLAN
C1.01	DIMENSIONAL PLAN - OVERALL
C1.02	DIMENSIONAL PLAN - AREA A
C1.03	DIMENSIONAL PLAN - AREA B
C1.04	DIMENSIONAL PLAN - AREA C
C1.05	DIMENSIONAL PLAN - AREA D
C1.06	DIMENSIONAL PLAN - AREA E
C1.07	DIMENSIONAL PLAN - AREA F
C1.08	DIMENSIONAL PLAN - AREA G
C1.09	DIMENSIONAL PLAN - AREA H
C1.10	DIMENSIONAL PLAN - AREA I
C1.11	DIMENSIONAL PLAN - AREA J
C1.12	DIMENSIONAL PLAN - AREA K
C1.13	DIMENSIONAL PLAN - AREA L
C1.14	DIMENSIONAL PLAN - AREA M
C1.15	DIMENSIONAL PLAN - AREA N
C1.16	DIMENSIONAL PLAN - AREA O
C1.17	DIMENSIONAL PLAN - AREA P
C1.18	DIMENSIONAL PLAN - AREA Q
C2.01	SITE DETAILS
C2.02	GRADING AND DRAINAGE PLAN - OVERALL
C2.03	GRADING AND DRAINAGE PLAN - AREA A
C2.04	GRADING AND DRAINAGE PLAN - AREA B
C2.05	GRADING AND DRAINAGE PLAN - AREA C
C2.06	GRADING AND DRAINAGE PLAN - AREA D
C2.07	GRADING AND DRAINAGE PLAN - AREA E
C2.08	GRADING AND DRAINAGE PLAN - AREA F
C2.09	GRADING AND DRAINAGE PLAN - AREA G
C2.10	GRADING AND DRAINAGE PLAN - AREA H
C2.11	GRADING AND DRAINAGE PLAN - AREA I
C2.12	GRADING AND DRAINAGE PLAN - AREA J
C2.13	GRADING AND DRAINAGE PLAN - AREA K
C2.14	GRADING AND DRAINAGE PLAN - AREA L
C2.15	GRADING AND DRAINAGE PLAN - AREA M
C2.16	GRADING AND DRAINAGE PLAN - AREA N
C2.17	GRADING AND DRAINAGE PLAN - AREA O
C2.18	GRADING AND DRAINAGE PLAN - AREA P
C2.19	GRADING AND DRAINAGE PLAN - AREA Q
C2.20	GRADING AND DRAINAGE DETAILS 1
C2.21	GRADING AND DRAINAGE DETAILS 2
C2.22	GRADING AND DRAINAGE DETAILS 3
C2.23	GRADING AND DRAINAGE DETAILS 4
C2.24	STORM PROFILES 1
C2.25	STORM PROFILES 2
C2.26	STORM PROFILES 3
C3.01	STORM PROFILES 4
C3.02	STORM PROFILES 5
C3.03	EROSION & SEDIMENT CONTROL PLAN - STAGE 1
C3.04	EROSION & SEDIMENT CONTROL PLAN - STAGE 2
C4.01	EROSION & SEDIMENT CONTROL PLAN - STAGE 3
C4.02	UTILITY PLAN - AREA A
C4.03	UTILITY PLAN - AREA B
C4.04	UTILITY PLAN - AREA C
C4.05	UTILITY PLAN - AREA D
C4.06	UTILITY PLAN - AREA E
C4.07	UTILITY PLAN - AREA F
C4.08	UTILITY PLAN - AREA G
C4.09	UTILITY PLAN - AREA H
C4.10	UTILITY PLAN - AREA I
C4.11	UTILITY PLAN - AREA J
C4.12	UTILITY PLAN - AREA K
C4.13	UTILITY PLAN - AREA L
C4.14	UTILITY PLAN - AREA M
C4.15	UTILITY PLAN - AREA N
C4.16	UTILITY PLAN - AREA O
C4.17	UTILITY PLAN - AREA P
C4.18	UTILITY PLAN - AREA Q
C4.19	LINE A AREA A&B SANSEW PROF
C4.20	LINE B C D E F G SANSEW PROF
C4.21	LINE A WATER PROF
C4.22	LINE B C WATER PROF
C4.23	LINE D WATER PROF
C5.01	UTILITY NOTES & DETAILS
C5.02	LANDSCAPING NOTES
C5.03	LANDSCAPING PLAN - OVERALL
C5.04	LANDSCAPING PLAN - AREA A
C5.05	LANDSCAPING PLAN - AREA B
C5.06	LANDSCAPING PLAN - AREA C
C5.07	LANDSCAPING PLAN - AREA D
C5.08	LANDSCAPING PLAN - AREA E
C5.09	LANDSCAPING PLAN - AREA F
C5.10	LANDSCAPING PLAN - AREA G
C5.11	LANDSCAPING PLAN - AREA H
C5.12	LANDSCAPING PLAN - AREA I
C5.13	LANDSCAPING PLAN - AREA J
C5.14	LANDSCAPING PLAN - AREA K
C5.15	LANDSCAPING PLAN - AREA L
C5.16	LANDSCAPING PLAN - AREA M
C5.17	LANDSCAPING PLAN - AREA N
C5.18	LANDSCAPING PLAN - AREA O
C5.19	LANDSCAPING PLAN - AREA P

LEGEND

---	6"=	---	EXISTING WATER LINE
---	10"=	---	PROPOSED WATER LINE
---	10"=	---	PROPOSED FIRE WATER LINE
---	GAS=	---	PROPOSED GAS LINE
---	---	---	PROPOSED STORM SEWER
---	---	---	PROPOSED WATER METER
---	---	---	EXISTING MANHOLE
---	---	---	PROPOSED MANHOLE
---	---	---	PROPOSED CLEANOUT
---	---	---	PROPOSED FIRE HYDRANT
---	---	---	PROPOSED GATE VALVE
---	---	---	LIMITS OF CONSTRUCTION
---	---	---	BENCHMARK
---	---	---	HORIZONTAL CONTROL POINT
---	---	---	EXISTING STREET LIGHT
---	---	---	EXISTING TELEPHONE PEDSIAL
---	---	---	EXISTING UTILITY POLE
---	---	---	EXISTING OVERHEAD ELECTRIC
---	---	---	EXISTING U.G. ELCTRIC
---	---	---	UNDERGROUND GAS LINE
---	---	---	EXISTING U.G. TELEPHONE
---	---	---	EXISTING WATER METER
---	---	---	EXISTING TELEPHONE WAULT
---	---	---	EXISTING WATER VALVE
---	---	---	EXISTING FENCE
---	---	---	EXISTING SIGN
---	---	---	EXISTING TREE
---	---	---	EXISTING FIRE HYDRANT
---	---	---	EXISTING OVERHEAD POWER
---	---	---	EXISTING POWER POLE
---	---	---	APR TRACK PROBE HOLE
---	---	---	PROP. ASPHALT PAVEMENT
---	---	---	PROP. CONCRETE PAVEMENT
---	---	---	PROP. CONCRETE PAD

ANDERSON & ASSOCIATES, INC.

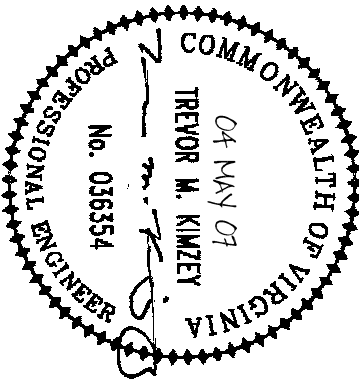
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VA - NC - TN - WV

100 Ardmore St.
Blacksburg, VA 24060

540-552-5592



J.N. 22559

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